

**MONTGOMERY MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENT
THRESHOLD ANALYSIS & SCORING WORKSHEET**

**DRAFT FOR COMMENT BY FEBRUARY 21, 2020
QUESTIONS AND COMMENTS TO DHCA.HOUSING@MONTGOMERYCOUNTYMD.GOV**

I	Threshold Criteria		
	A. Signed, completed application	Y / N	
	B. Zoning approval ; documentation of process remaining	Y / N	
	C. Evidence of Site Control	Y / N	
	D. Not suspended or debarred; No failed obligations to Montgomery County	Y / N	
	Policy Goals		
II	Units Under 50% AMI		35
	Permanent Supportive Housing units	0 - 5	
	Units with rents at or below 30% AMI	0 - 10	
	20% - 75% units under 50% AMI	15	
	75% of units under 50% AMI	20	
III	Preservation of Affordable Units at risk of rent increases		15
	Protect all Naturally Occurring Affordable Housing under 70% AMI rents	15	
	Protect all Currently Restricted Units	15	
IV	Family Size Units		15
	25-30% Units with 2 Bedrooms or larger	10	
	More than 30% Units with 2 Bedrooms or larger	15	
V	Mixed Income Housing Options	0 - 10	10
VI	New Construction income restricted units	0 - 20	20
	Transaction Guidelines		
VII	Readiness:		
	A. Realistic Plan for closing within 12 mo of approval or 12 mo of LIHTC award	15	15
VIII	Housing Needs Characteristics:		30
	A. Existing HUD Subsidy	5	
	B. Census tract with < 10% poverty rate	10	
	C. Consistent with Montgomery County Consolidated Plan	5	
	D. Transit Oriented Development, proximity to high-capacity transit	10	
IX	Development Characteristics:		30
	A. Accessibility (504) for 5 or 10% of units	0 - 10	
	B. Earthcraft, LEED, Enterprise Green, or National Green Building Certified	10	
	C. Universal Design	10	
X	Population Served:		20
	A. Units serving special needs population or persons 55 years or older	10	
	B. Tenants services provided	0 - 10	
XI	Applicant Experience:		20
	A. Developer experience - 3 developments with 3x units or 6 developments with 1x units	15	
	B. Developer experience - 3 developments and at least \$500,000 in liquid assets	20	
	C. Developer experience - 1 development with 1 x units	10	
XII	Efficient Use of Resources:		55
	A. County subsidy per unit	0 - 20	
	B. Cost per unit (MD DHCD limits)	0 - 15	
	C. Leveraging 3:1 to 4:1	5	
	D. Leveraging greater than 4:1	10	
	E. Funds revolve back to HIF	10	
XIII	Bonus Points		
	Innovation	10	10
	Maximum Number of Points		275